

SHELDON SWAIN

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11408 107 Avenue
Grande Prairie, Alberta

MLS # A1055104

\$488,800



Division:	Westgate		
Type:	Residential/House		
Style:	Bi-Level, Up/Down		
Size:	1,218 sq.ft.	Age:	2020 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Attached, Attached Garage, Double Garage, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot		

Heating: Forced Air, Natural Gas

Floors: Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: \$5000 appliance allowance, 14' x 11'11" Back Deck, GDO w. Controls and Real Property Report. Grande Built Homes 1yr Builders Warranty. Alberta New Home Warranty 2yr Supply and Distribution Systems, 5yr Building Envelope, 10yr Structural.

Act fast and you can choose the finishings. The functional floor plan has a separate self contained suite in the basement that comes with a separate garage and laundry room. The upstairs is 1,218sf on the main floor & offers access to 230sf in the basement which is utilized as laundry/storage/mechanical. The upstairs suite offers 3 bedrooms, 2 full baths, a large back deck and exclusive access to the backyard. The separate basement suite offers 900sf of finished space, with 9' ceilings and has 2 bedrooms and 1 full bath. Superior finishings include vinyl plank throughout with tile flooring in the bathrooms, quartz countertops throughout, tile back splashes, raised ceilings and built-in wood shelving in closets. Grande Built Homes are constructed with the greatest of integrity while keeping energy efficiency a priority. Key features saving you money are LED lighting, 2 Navien hot water-on-demand, 2 high-efficiency furnaces and low-E argon windows. Seller is related to REALTOR®.